



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

55 N 300 W
Raymond, Alberta

MLS # A2211824



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,600 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Underground Sprinklers		

Heating:	Central, High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound		

Inclusions: n/a

For more information, please click Brochure button. Discover this stunning custom-built 5-bedroom family home with a gym, nestled in the heart of Raymond! Blending timeless traditional charm with modern touches, this home features light, elegant finishes throughout. The main floor offers a bright and spacious open-concept living and dining area — perfect for both family gatherings and entertaining guests. Soaring 20-foot ceilings in the great room and exquisite wainscoting add warmth and character. Upstairs, the primary suite is a peaceful retreat, complete with a generous ensuite and a large walk-in closet. Two additional bedrooms, a full bathroom, and a convenient laundry room complete the second level. The fully developed basement expands your living space with a cozy family room, two more bedrooms, a workout nook, and a massive 30' x 30' gym featuring a basketball hoop — a dream setup for active families! Step outside to enjoy a covered deck with gas hookups ready for your BBQ, a cement patio ideal for a future hot tub, and a spacious, fully fenced backyard with vinyl fencing. Along the south side of the property, you'll find convenient RV parking with proper electrical hookups. This home is thoughtfully designed for comfort, style, and function — a must-see for growing families!